



FOR LEASE

# Excellent Warehouse/Manufacturing Building

2748 Tanager Ave, Commerce, CA 90040



Corner location on a private cul-de-sac street

**RICHARD ABDULIAN**  
213.225.7232  
[richard.abdulian@kidder.com](mailto:richard.abdulian@kidder.com)  
LIC N° 00884948

**Kidder  
Mathews**

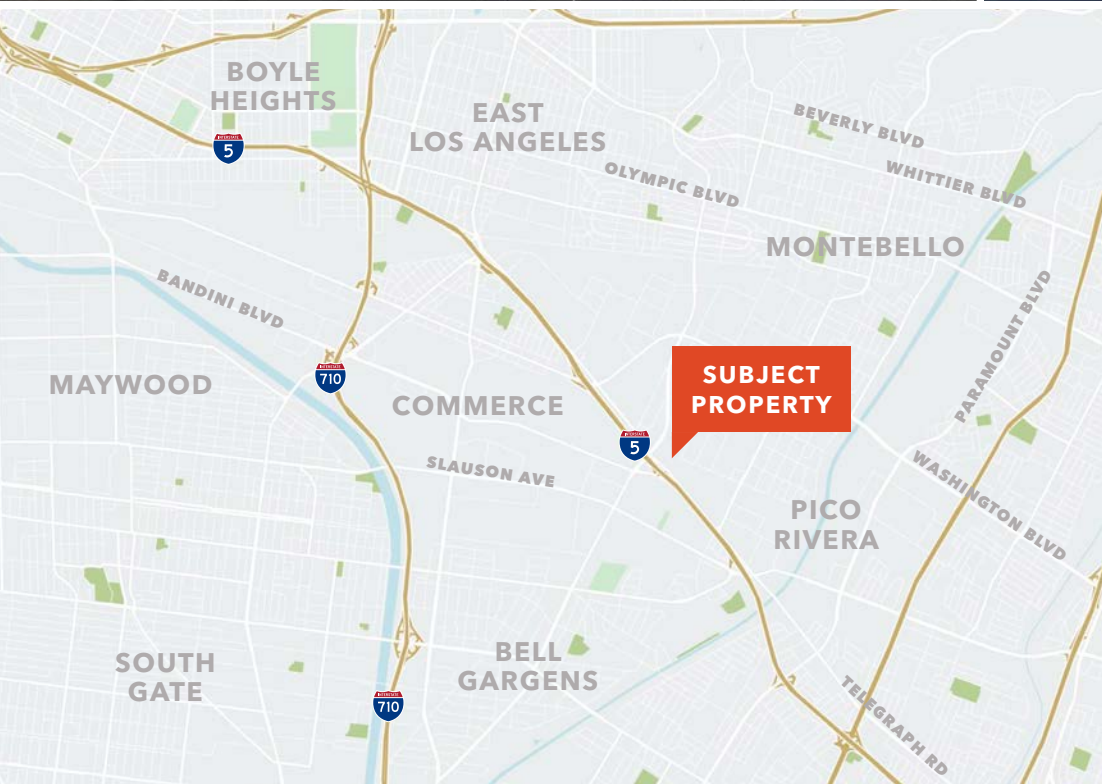
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**km** Kidder Mathews



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## PROPERTY INFORMATION

Lease Rate **\$50,244/mo.**

Lease Rate/SF **\$1.50 Gross**

Building SF **33,496 SF**

Office SF **3,300 SF**

Construction **Tilt-Wall**

Clear Height **16'-20'**

Parking Spaces **40**

Zoning **CMM2**

Sprinklers **Yes**

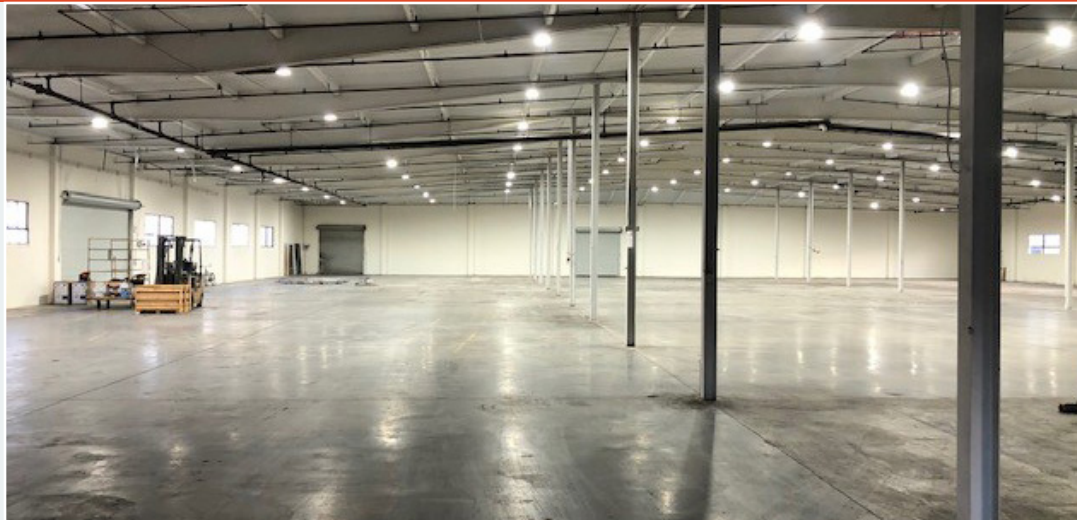
Rail Service **BNSF**

Loading Doors **5 DH and 1 GL Ramp**

Power **1200 Amps,  
480 Volts,  
3 Phase, 4 Wire**

Lighting **LED**

Yard **Shared**



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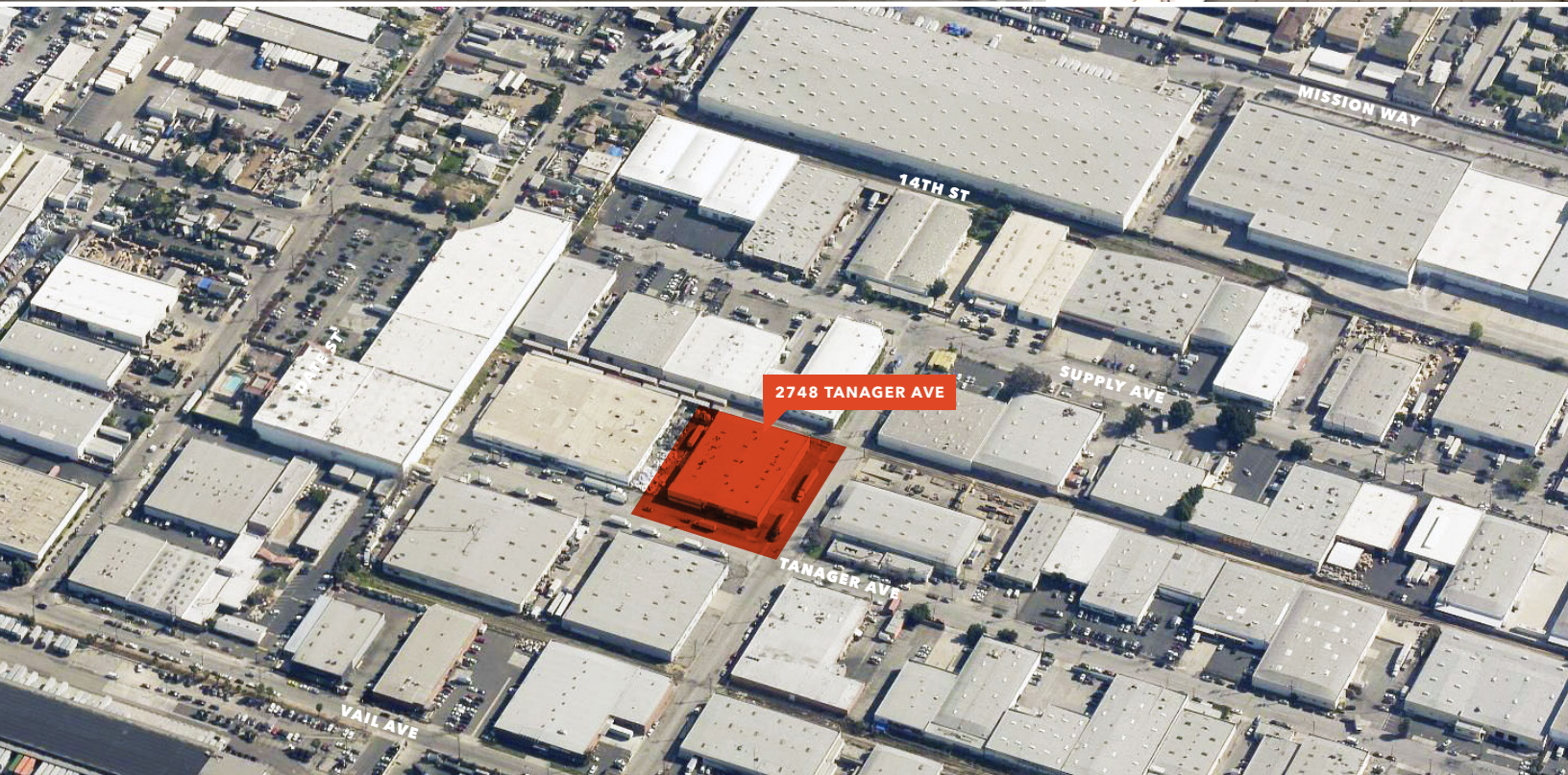
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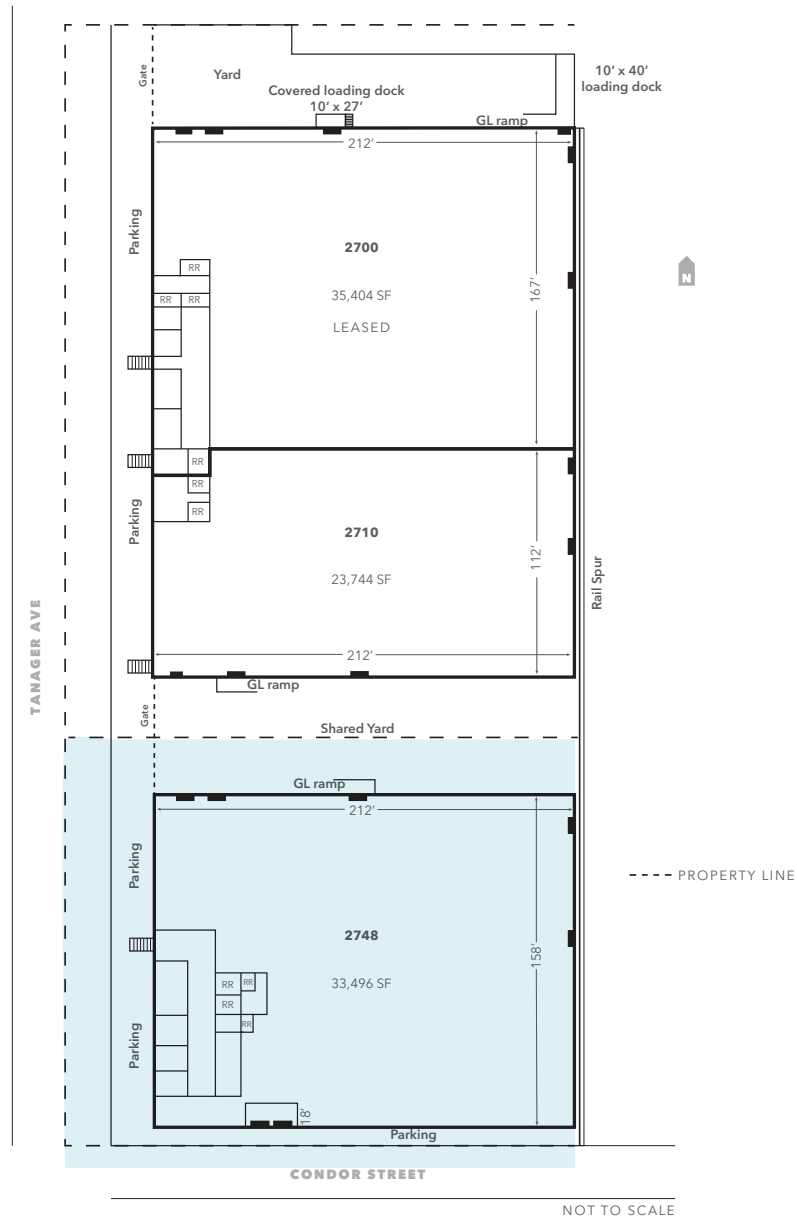


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## Site Plan



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